



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-079152-25

In the matter of: 9 WOODFORD PARK RD
ETOBICOKE ON M8Y3E7

Between: Cheng Yi Zhang Landlord

And

Ashley Monteith Tenants
Sidney Eliot

Cheng Yi Zhang (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Monteith and Sidney Eliot (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application)
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant; (L2 Application)

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was scheduled to be heard by video conference on January 20, 2026.

Before the start of the hearing the Landlord's legal representative Hong Yun Zhang and the Tenant Ashley Monteith, on behalf of both Tenants, engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Landlord collected a rent deposit of \$2,450.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

2. Interest on the rent deposit, in the amount of \$390.35 is owing to the Tenants for the period from May 17, 2017, to January 20, 2026.
3. The total arrears owing to the date of the hearing, less the Tenants' rent deposit all accrued interest and costs are \$20,709.07
4. The tenancy will terminate on a non-voidable basis and subject to standard enforcement provisions as of February 28, 2026.
5. The Tenants owe arrears for utilities in the amount of \$1,408.80.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after March 1, 2026.
4. The Tenants shall also pay the Landlord compensation of \$86.14 per day for the use of the unit starting January 21, 2026, to the date the Tenant moves out of the unit.
5. The Tenants shall pay to the Landlord \$22,117.87 representing the arrears of rent owing up to the hearing date plus the arrears of utilities and costs (\$20,709.07 + \$1,408.80).
6. If the Tenants do not pay the Landlord the full amount owing on or before March 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.

February 2, 2026
Date Issued

Diego Fernandez-Stoll
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenants expires on September 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.